

Welcome to 8 Durie Street

Features & Finishes

Main Floor

- High 9'4" ceilings throughout
- Washed Oak Engineered Hardwood on main & second floors
- Marvin windows & French doors
- Custom solid oak front door
- Limestone front entrance and powder room flooring
- Double closet at entrance with built-in organization & auto on light
- Large windows and custom French doors to patio
- Wired for home security
- Built-in speakers in Living Room
- Hand blown Murano light fixture in Dining Room
- Contemporary Italian fixture in front hall
- Custom shades throughout house
- Pot lights, many on dimmers on all floors of home
- Contemporary chef's kitchen with lacquer and rift cut oak custom cabinetry
- Centre island with breakfast bar in kitchen
- Full height pantry & Corner pull outs in kitchen
- Kitchen eat-in area
- Bosh stainless steel appliances, including gas/convection stove
- Caesar Stone counter tops
- Kitchen combined with large family room
- Custom rift cut oak cabinetry and shelving in Family Room
- Linear Gas Fireplace with Carrara marble surround
- Walk-out to patio and ravine garden

Second Floor

- Washed Oak Engineered Hardwood flooring throughout
- 5 pc. Master ensuite in Carrara marble
- Deep vessel tub & separate shower with rain shower head
- Custom medicine lacquer cabinet & floating shelf
- Heated bathroom flooring
- Walk-in closet with built-in shelving & drawers
- Black out shades on windows
- 3 additional bedrooms all with large double closets with built-in organization and auto on lighting
- 4 pc. Family bathroom with ceramic heated flooring

Lower Level

- Separate side entrance to lower level
- High ceilings & above grade windows
- Acoustic insulation in ceiling
- Pot lights
- Double closet at entrance with built-in organization
- Heated ceramic wood look flooring
- Rec room, Media room, Laundry room, & Utility room located on this floor
- Built in bar in Rec room has sink, oak cabinetry and stone counters
- Cold storage room near bar area
- Window treatments on all windows included
- 3 piece bathroom with heated ceramic floors off Rec room
- Laundry room has utility sink & high efficiency laundry pair
- Media room has washed oak flooring

Front and Back Yards

- Interlocking front walk & retaining wall
- Granite steps & porch leading to custom solid oak front door
- Low maintenance perennials in front yard
- Professionally laid patio and retaining walls in back garden
- Naturalized ravine at back
- Fully fenced year
- Single garage at back with room for storage includes auto door opener
- Gas BBQ hook up on patio

Notable Features

- 5 minute walk to Bloor Subway
- Rare private drive with Garage & 3 car parking
- 3 minutes to Bloor West shops & cafes
- Swansea Public , Humber Collegiate, Western Tech & Etobicoke School of the Arts Districts
- Minutes to Public school, community centre, library & Rennie Park
- Easy stroll to High Park
- Home newly built & completed in 2014
- Marvin windows
- Lots of space for storage

Inclusions

All ELFs, Murano Dining fixture, Italian light fixture front hall, Bosh appliances: Gas Stove, Fridge w/ice maker, Microwave, Dishwasher, High Efficiency Washer/Dryer, Central Vacuum & Equipment, In-wall speakers, All window treatments